The action taken by the Municipal Council at the Regular Meeting held on February 26, 2014 at 6:00 p.m. is listed below. The minutes, as recorded in the minute book, are available for perusal and approval. Unless council advises the City Clerk to the contrary, these minutes will be considered approved by the Municipal Council.

sean J. Gallagher, Acting City Clerk

CITY OF JERSEY CITY

280 Grove Street Jersey City, New Jersey 07302

Robert Byrne, R.M.C., City Clerk Sean J. Gallagher, R.M.C., Deputy City Clerk Tolonda Griffin-Ross, Deputy City Clerk



Rolando R. Lavarro, Jr., Council President
Daniel Rivera, Councilperson-at-Large
Joyce E. Watterman, Councilperson-at-Large
Frank Gajewski, Councilperson, Ward A
Khemraj "Chico" Ramchal, Councilperson, Ward B
Richard Boggiano, Councilperson, Ward C
Michael Yun, Councilperson, Ward D
Candice Osborne, Councilperson, Ward E
Diane Coleman, Councilperson, Ward F

Minutes of the Regular Meeting of the Municipal Council Wednesday, February 26, 2014 at 6:00 p.m.

Please Note: The next caucus meeting of Council is scheduled for Monday, March 10, 2014 at **5:30 p.m.** in the Efrain Rosario Memorial Caucus Room, City Hall.

The next regular meeting of Council is scheduled for Wednesday, March 12, 2014 at **6:00 p.m.** in the Anna Cucci Memorial Council Chambers, City Hall. A pre-meeting caucus may be held in the Efrain Rosario Memorial Caucus Room, City Hall.

REGULAR MEETING STARTED: 6:48 p.m.

- 1. (a) INVOCATION:
 - (b) ROLL CALL: At 6:48 p.m. all nine (9) members were present.
 - (c) SALUTE TO THE FLAG:
 - (d) STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:

City Clerk Robert Byrne stated on behalf of Rolando R. Lavarro, Jr., Council President. "In accordance with the New Jersey P.L. 1975, Chapter 231 of the Open Public Meetings Act (Sunshine Law), adequate notice of this meeting was provided by mail and/or fax to The Jersey Journal and The Jersey City Reporter. Additionally, the **annual notice** was posted on the bulletin board, first floor of City Hall and filed in the Office of the City Clerk on Wednesday, November 27, 2013, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2014.

The Agenda of this meeting was disseminated on **Thursday**, **February 20**, **2014 at 4:00 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Jersey Journal and The Jersey City Reporter.

2. Reception Bid: None

**CONSENT AGENDA

All items listed on the meeting calendar with an asterisk (or asterisks) are considered routine by the municipal council and will be enacted by one motion (and roll call) without separate discussion of each item. If discussion is desired on any item and permitted by the council, that item will be considered separately.

Consent Agenda adopted by Ordinance J-636 and supplemented by Ordinance C-248.

Please understand that all documents listed in the consent agenda are available for public perusal at this meeting.

*3. ORDINANCE HEARING

FIRST READING

CITY CLERK FILE

Introduced-8-1- Yun: nay	a.	Ordinance of the Municipal Council of the City of Jersey City, County of Hudson, New Jersey, cancelling certain funded appropriation balances heretofore provided for capital projects and re-appropriating such funded appropriation balances for other capital projects.	Ord. 14.022
Introduced-9-0-	b.	Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Montgomery Street Redevelopment Plan to reorganize content and create a mixed use district.	Ord. 14.023
Introduced-9-0-	c.	Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Morris Canal Redevelopment Plan to expand an adaptive reuse district.	Ord. 14.024
Introduced-7-2- Ramchal and Rivera: nay	d.	Ordinance amending and supplementing Chapter 122 (Circuses, Carnivals and Public Assemblages) of the City of Jersey City Municipal Code.	Ord. 14.025
Introduced-9-0-	e.	Ordinance amending Chapter 242 (Peace and Good Order) Article V (Motor Vehicles) of the Jersey City Municipal Code.	Ord. 14.026
Introduced-9-0-	f.	Ordinance amending Chapter 309 (Taxation) Article III (Five-Year Tax Exemption) and Article VI (Long Term and Five Year Tax Exemptions Affordable Housing Trust Fund) of the Jersey City Municipal Code.	Ord. 14.027
Withdrawn	g.	An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-9 of the Municipal Code for property designated as Block 11608, Lot 1, Qualifier C000E, on the City's tax map and more commonly known by the street address of 65 Bay Street.	Ord. 14.028
Introduced-8-1- Yun: nay	h.	Ordinance approving a 20 year tax exemption for a market rate mixed use rental project to be constructed by Senate Place Urban Renewal, LLC., an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A.40A:20-1 et seq.	Ord. 14.029

*4. ORDINANCE HEARING

SECOND READING

CITY CLERK FILE

Adopted-9-0-	a.	Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Exchange Place Redevelopment Plan to add medical offices as a permitted use.	Ord. 14.014 Intro. 02.11.14
Adopted-9-0-	b.	Ordinance authorizing the cancellation of taxes pursuant to N.J.S.A. 54:4-3.6c for property owned by Saint John's School and located at 3026 Kennedy Boulevard, on Block 6501, Lot 1. Qualifier X.	Ord. 14.015 Intro. 02.11.14
Adopted-9-0-	c.	Ordinance supplementing Chapter 332 (Vehicles and Traffic) Article XIII (Parking, Standing and Stopping) Section 332-31 (Parking Restrictions for Street Cleaning Purposes) amending the parking prohibition for street cleaning purposes on both sides of Bergen Avenue between Fairview Avenue and Montgomery Street from 7:00 a.m. to 9:00 a.m. to new time 10:00 a.m. to 12:00 p.m.	Ord. 14.016 Intro. 02.11.14
Tabled-9-0- after the close of the public hearing on a motion by Watterman, seconded Coleman	d.	Ordinance amending and supplementing Chapter 12 (Authorities, Municipal) Article III (Parking Authority) and Chapter 3 (Administration of Government) Article IX (Department of Public Works) and Article XI (Department of Public Safety) of the Jersey City Municipal Code, to dissolve the Jersey City Parking Authority and to consolidate and assume the functions of the Parking Authority within the Department of Public Safety.	Ord. 14.017 Intro. 02.11.14
Adopted-9-0-	e.	Ordinance amending Chapter 175 (Food Handling Establishments), Article II (Mobile Food Vendors), and Chapter 160 (Fees and Charges) of the Jersey City Municipal Code to amend the licensure and inspection process for Mobile Food Vendors and to Increase the License Fee for Mobile Food Vendors.	Ord. 14.018 Intro. 02.11.14
Adopted-9-0-	f.	An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq and Section 304-6 of the Municipal Code for property designated as Block 17501, Lot 4, on the city's tax map and more commonly known by the street address of 445 Whiton Street.	Ord. 14.019 Intro. 02.11.14

g.

Adopted-9-0-

An ordinance, designating parking restrictions on the following streets and traffic restrictions at the following intersections needed in order to maintain optimum traffic circulation on our local streets during the period of time the northbound lane of the Pulaski Skyway is closed for construction, supplementing Chapter 332 (Vehicles and Traffic) creating sub-sections in Article II (Traffic Regulations) and Article III (Parking, Standing and Stopping) in order to group all the changes related to this closure in the traffic code. Amending Article II (Traffic Regulations) Section 332.7a (Prohibited Turns at Intersections) Prohibiting all turns, for traffic east on Communipaw Ave., at West Side Ave. and at Bergen Ave., prohibit the left turn for traffic east on Communipaw Ave., to north on Park St., east on Grand St., to north on Ivy Pl., north on Barrow St. and north on Marin Blvd. and east on Columbus Drive., to north on Barrow St. and prohibit the right turn for traffic north on Center St., to east on Brook St., east on Bright St. and east on York St., Monday though Friday, except holidays, 6:00 a.m. to 10:00 a.m. and supplement Article III (Parking, Standing and Stopping) Section 332.26A (No Stopping or Standing Certain Hours) designating no stopping or standing on the south side of Communipaw Ave., West Side Ave., to Grand St., the south side of Grand St., Communipaw Ave., to Fairmount Ave. and the west side of Greene St., Columbus Dr., to Montgomery St., Monday through Friday, except holidays, 6:00 a.m. to 10:00 a.m. and on the north side of Communipaw Ave., Grand St., to West Side Ave. and the north side of Grand St., Fairmount Ave., to Communipaw Ave., Monday through Friday, except holidays, 4:00 p.m. to 7:00 p.m.

Ord. 14.021 Intro. 02.11.14

** 5. PUBLIC REQUEST FOR HEARING

Did not speak 1. Jaime Vazquez

Spoke 2. William Dorrity, 3060 Kennedy Boulevard, Jersey City

Did not speak 3. LaVern Washington

Spoke 4. Catherine Valero, Jersey City

Did not speak 5. Amanda Merlino

Spoke 6. Lauren Freestone

Did not speak 7. Pat O'Melia

Spoke 8. Yvonne Balcer

Did not speak 9. Kathleen Hunt

Spoke 10. Jayson Burg

Did not speak 11. Jason Scott

Spoke 12. Richard LaRovere

Spoke 13. Andrew Siegel

Spoke 14. Kabili Tayari

Did not speak 15. David Chernin

Did not speak 16. Esther Wintner

Spoke 17. Joe Leotta

Spoke 18. Philip Carrington

Did not speak 19. Dawn Giambalvo

Did not speak 20. Steven Sanders

Did not speak 21. Vijayant Singh

Did not speak 22. L. J. Pilar

Spoke 23. Liesa Watson

Spoke 24. Maria Rozier

Spoke 25. Chris Jeter

**6. PETITIONS AND COMMUNICATIONS

- a. Fax letter dated February 13, 2014 from David L. Cohen, Comcast to Robert Byrne, City Clerk re: Comcast/Time Warner Cable Announcement.
- b. Agenda of the meeting of Employee's Retirement System of Jersey City held February 19, 2014.
- c. Letter dated February 7, 2014 from George King, Chief, Unregulated Heating Oil Tank Program, Department of Environmental Protection to Navin Dalal, Jersey City re: One 550 gallon #2 heating oil underground storage tank system, 290 Magnolia Avenue, Jersey City.
- d. Letter dated February 10, 2014 from David Umbach, PG, LSRP., Partner Engineering & Science, Inc., to Robert Byrne, City Clerk re: Notification of Environmental Investigation and Cleanup, St. Peter's University (formally known as St. Peter's College) 822-834 Westside Avenue, Jersey City.
- e. Special Meeting Notice from Rockaway Valley Regional Sewerage Authority rescheduled reorganization meeting schedule for February 13, 2014 has been cancelled, meeting is reschedule for February 18, 2014 at 7:00 p.m., at the 99 Green Bank Road, Boonton, NJ.
- f. Letter dated February 12, 2014 from Jaan M. Haus, Riker Danzig Attorneys at Law to John King, Division of Land Use Regulation re: Town Square Bulkhead Repair, Waterfront Development Permit, Block 7302, Lots 43 &44, Jersey City.
- g. Fax letter dated February 14, 2014 from Charles L. Smith, Senior Director of Government and Regulatory Affairs, Comcast to Robert Byrne, City Clerk re: Comcast/Time Warner Cable Announcement.
- h. Letter dated February 20, 2014 from John F. Tregidgo, LSRP, Senior Project Manager, Dresdner Robin to Robert Byrne, City Clerk re: 100-102 Christopher Columbus Drive, Jersey City.
- i. Letter dated February 21, 2014 from Lisandra Reyes, Executive Administrative Assistant, Employment & Training Program to Robert Byrne, City Clerk re: Jersey City Employment & Training Meeting is scheduled for Thursday, February 27, 2014 at 10:00 a.m., 895 Bergen Avenue 2nd Fl., Jersey City.
- j. Letter dated February 11, 2014 from Kathy C. Herity, K Hovnanian Homes to Robert Byrne, City Clerk re: Droyers Point Site Improvements.
- k. Letter dated February 10, 2014 from Mary Anne Kuserk, Chief Bureau of Ground Water Pollution

**6. PETITIONS AND COMMUNICATIONS

Abatement to Brian Weller, Department of Public Works re: Classification Exception Area/Well Restriction Area Assoc., Mary Benson Park, Jersey City.

- 1. Letter dated February 17, 2014 from David Diaz, District Manager, Central Avenue SID to Robert Byrne, City Clerk re: CASID Audit Report Year ended June 20, 2013.
- m. Letter dated February 14, 2014 from George King, Chief, Unregulated Heating Oil Tank Program, Department of Environmental Protection to Preeta Chandra, Jersey City re: One 1000 gallon #2 heating oil underground storage tank system, 37 Logan Avenue, Jersey City.
- n. Letter dated February 20, 2014 from James J. Homoki, PE, Jacobs to Robert Byrne, City Clerk re: NJDOT Bus Stop Inventory, Jersey City.
- o. Letter dated February 14, 2014 from Donald M. Bello, PG., Bell Environmental Consultants, Inc., to Bureau of Case Assignments & Initial Notice re: Remedial Action Outcome Submittal, Tree Brothers Exxon.
- p. Letter dated February 12, 2014 from Anthony Fontana, Chief, Department of Environmental Protection to Robert Byrne, City Clerk re: Application for a Solid Waste Facility Permit-Renewal SW Transfer Station Permit, Westside Transload, LLC, North Bergen, NJ.
- q. Letter dated February 18, 2014 from Anthony J. Attanasio, Assistant Commissioners, Department of Transportation to Robert Byrne, City Clerk re: Public Officials Briefing on the project to rehabilitate the Routes 1&9 Pulaski Skyway is scheduled for February 25, 2014 at 1-4pm., One Penn Plaza, Newark, NJ.
- r. Resolution and Ordinance adopted by the Board of Choose Freeholders on February 13, 2014.
 - 1. Resolution urging the New Jersey Department of Transportation to mitigate the impact of the Pulaski Skyway closure in the areas of Jersey City to be directly impacted by the designated detour and to hold community meetings in the impacted area of Jersey City.
 - 2. An ordinance amending Article 17 of the Hudson County Administrative Code, to mandate minimum hourly rates of pay, vacation benefits and health insurance benefits for certain non-county employees providing services to the County.

**6. PETITIONS AND COMMUNICATIONS

- s. Letter dated February 20, 2014 from Richard D. Lev, CPG., Melick-Tully & Assoc., PC to Bill Goodman, NJDEP Site Remediation Program re: ISRA General Information (GIN) The Wall Street Group, Inc., 1 Edward Hart Road, Jersey City.
- t. Letter dated February 20, 2014 from George King, Chief, Unregulated Heating Oil Tank Program, Department of Environmental Protection to Andrew Foord, Jersey City re: One 1000 gallon #2 heating oil underground storage tank system, 101 Sherman Place, Jersey City.
- u. Letter dated February 14, 2014 from Wayne C. Horwitz, Assistant Director, Remediation Oversight Element, Department of Environmental Protection to Sanford Weiss, Marco Island, Fl., re: Classification Exception Area/Well Restriction Area, Cast Iron Lofts/837 Jersey Avenue LLC., 833 Jersey Avenue, Jersey City.
- v. Letter dated February 14, 2014 from Wayne C. Horwitz, Assistant Director, Remediation Oversight Element, Department of Environmental Protection to Sanford Weiss, Marco Island, Fl., re: Soil Remedial Action Permit, 837 Jersey Avenue, Jersey City.
- w. Letter dated February 26, 2014 from William Dorrity, Jersey City to Robert Byrne, City Clerk re: Security Guard.
- x. Rockaway Valley Regional Sewerage Authority Minutes of a Board meeting held January 9, 2014.
- y. Letter dated February 17, 2014 from Michael L. Myowich, Licensed Site Remediation, Jersey City to Bureau of Case Assignment and Initial Notice Site Remediation Program re: Receptor Evaluation From, 311-317 West Side Avenue, Jersey City.
- z. Letter dated January 17, 2014 frm Paul Marino, Hess Corp., to Steven M. Fulop, Mayor re: Hess North Jersey Pipeline.

**7. OFFICERS COMMUNICATIONS

NONE

**8. REPORT OF DIRECTORS

- a. Letter dated February 20, 2014 from Steven M. Fulop, Mayor to Preisdent and Members of the Municipal Council re: Appointing John H. Thieroff, of Jersey City, to serve as a Member of the Municipal Utilities Authority, replacing Debbie Harris, who has resigned. Mr. Thieroff's term will expire on January 31, 2015.
- b. Executive Order #2014-001 dated February 25, 2014 from the Mayor of the City of Jersey City re: Reissuance of Executive Orders of the Mayor of City of Jersey City, Prohibiting unlawful discrimination, harassment, or retaliation, and requiring reasonable accommodations for qualified individuals.

**9. CLAIMS & ADDENDUM #1

- A. City Clerk
- B. Tax Assessor
- C. Department of Administration
- D. Department of H.E.D.& C
- E. Department of Health & Human Services
- F. Department of Public Safety
- G. Department of Public Works
- H. Department of Recreation

Council as a whole approved all Claims & Addendum #1; -9-0-. Please note that Councilman Gajewski: nay on Voucher 83409 page 12 in the amounts of \$3,500,000.00 payee: Jersey City Incinerator Authority.

Grand Total of Claims

\$5,353,050.74

Grand Total of Addendum #1

\$4,623,791.84

Approved-9-0-	a.	Resolution authorizing an emergency temporary appropriation.	Res. 14.106
Approved-9-0-	b.	Resolution authorizing the Business Administrator to execute a discharge of a mortgage affecting 31 Dwight Street a/k/a Block 25202, Lot 16 f/k/a Block 1471.A, Lot 88.	Res. 14.107
Approved-9-0-	c.	Resolution authorizing the Business Administrator to execute a discharge of a mortgage affecting 74 Romar Avenue a/k/a Block 28504, Lot 2 f/k/a Block 1258.5, Lot 54.A.	Res. 14.108
Approved-9-0-	d.	Resolution authorizing a license agreement with the Jersey City Reservoir Preservation Alliance, Inc., granting permission to enter onto the city owned property known as Reservoir #3 also known as Block 4802, Lot 1, f/k/a/ Block 835, Lot S.	Res. 14.109
Approved-9-0-	e.	Resolution authorizing the City of Jersey City to accept a donation of used office furniture from Mack-Cali Realty Corp.	Res. 14.110
Approved-9-0-	f.	Resolution authorizing the closing of a Municipal Street(s), Sixth Street from Division Street to Newark Avenue beginning 2:00 p.m. and ending 8:00 p.m., Sunday, March 16, 2014 at the request of Ferry St. Boys, LLC., for the purpose of a St. Patrick's Day Parade Celebration.	Res. 14.111
Approved-9-0-	g.	Resolution increasing the contract amount to Document Reprocessors, Inc., for sanitizing and reproduction of files and document from the City Hall Basement as a result of Hurricane Sandy.	Res. 14.112
Approved-9-0-	h.	Resolution authorizing the award of contract to CDW Government Inc., for the purchase of Cisco Equipment under state contract for the Department of Administration, Division of Information Technology.	Res. 14.113
Withdrawn	i.	Resolution authorizing the award of contract to Asplundh Tree Expert Company to provide tree trimming, pruning and removal services under state contract for the Department of Public Works, Division of Park Maintenance.	Res. 14.114
Approved-9-0-	j.	Resolution authorizing the award of contract to East Coast Emergency Lighting to provide Police and Homeland Security equipment and supplies under state contract for the Department of Public Works, Division of Automotive.	Res. 14.115
Approved-9-0-	k.	Resolution authorizing the award of contract to Jen Electric Inc. for Jersey City Signalization Project No. 11-016 for the Department of Public Works, Division of Engineering, Traffic & Transportation.	Res. 14.116

Approved-9-0-	1.	Resolution authorizing an award of contract to Pierce Manufacturing for the purchase of one (1) Pierce 95' Mid Mount Platform Arrow Ladder Truck, through the Houston-Galveston Area Council Cooperative Purchasing System for the Department of Department of Public Safety, Division of Fire.	Res. 14.117
Approved-9-0-	m.	Resolution authorizing an award of contract to Pierce Manufacturing for the purchase of one (1) Pierce-Sabre Pumper-1250 GPM, through the Houston-Galveston Area Council Cooperative Purchasing System for the Department of Department of Public Safety, Division of Fire.	Res. 14.118
Approved-9-0-	n.	Resolution of the Municipal Council of the City of Jersey City authorizing the award of a contract with Liberty Humane Society, Inc. to provide animal impoundment services for the Department of Health & Human Services, Division of Health.	Res. 14.119
Approved-6-3- Yun, Rivera and Watterman: nay	0.	Resolution authorizing a second amendment to a professional services contract with Urbahn Architects, in connection with Phase III-Building construction and site work administration for the new Municipal Services Complex, Project No. 2009-029B for the Department of Public Works, Division of Architecture.	Res. 14.120
Approved-9-0-	p.	Resolution authorizing the award of a professional services contract to Dresdner Robin for LSRP Environmental Services for various properties owned by Jersey City for the Department of Public Works, Division of Architecture, Engineering, Traffic and Transportation.	Res. 14.121
Approved-7-2- Boggiano and Yun: nay	q.	Resolution amending a professional services agreement to the firm of Wiener Lesniak, LLP., to provide legal services to the City of Jersey City to investigate the dissolution of the Jersey City Parking Authority.	Res. 14.122
Approved-9-0-	r.	Resolution authorizing a professional services contract with Dr. Lawrence Buchholtz, a licensed veterinarian of the animal clinic and hospital of Jersey City, to provide veterinarian services for the Department of Health & Human Services, Division Animal Control.	Res. 14.123
Approved-9-0-	s.	Resolution authorizing the Hudson Regional Health Commission to enforce local health ordinance in the Jersey City pursuant to the County Environmental Health Act.	Res. 14.124

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Approved-9-0-	t.	Resolution of the Municipal Council of the City of Jersey City authorizing the submission of a five year plan to the County of Hudson, Department of Health & Human Services by the Jersey City Department of Health & Human Services for funding the Jersey City Municipal Alliance to combat Alcohol and Substance Abuse Programs.	Res. 14.125
Approved-9-0-	u.	Resolution honoring Virginia K. Miller.	Res. 14.126
Approved-9-0-	v.	Resolution authorizing the award of a contract to Schulman Wiegmann & Associates to provide court reporting services during Council Meetings for the Office of the City Clerk.	Res. 14.127
Approved-9-0-	w.	Resolution appointing John H. Thieroff as a member of the Jersey City Municipal Utilities Authority.	Res. 14.128
Approved-9-0-	х.	Resolution authorizing the City of Jersey City to enter into an agreement for indemnification and authorizing the City Risk Manager to issue a letter of insurance to Saint Peter's University.	Res. 14.129
Approved-9-0-	у.	Resolution of the Municipal Council of the City of Jersey City awarding a professional services contract to Paul Steffens of PRS Consultants City Department of Health and Human Services Municipal Drug Alliance Program.	Res. 14.130
Approved-9-0-	Z.	Resolution authorizing Calendar Year 2013 Appropriation Reserve Transfers.	Res. 14.131
Approved-9-0-	z1.	Resolution urging the Port Authority of New York and New Jersey to make provisions that would allow weekend PATH Train travelers to reach the Wold Trade Center Station area without the additional expense of a NYC Transit Subway or bus fare and to provide additional service on the weekend Journal Square 33 rd Street Line.	Res. 14.132
Approved-9-0-	z2.	Resolution in support of Earth Hour on March 29, 2014 from 8:30 p.m. to 9:30 p.m.	Res. 14.133
Approved-9-0-	z3.	Resolution amending Resolution 14.040 authorizing the sale of city property not needed for public use adopted on January 29, 2014.	Res. 14.134

11. DEFERRED OR TABLED AGENDA AS OF FEBRUARY 26, 2014

NONE

A motion to adjourn at 11:16 p.m. was made by Councilperson Coleman and seconded by Councilperson Osborne and Approved-9-0-.

Rolando R. Lavarro, Jr., Council President

Renee Jackson, City Clerk

Reviewed and found to be correct as to text and content.

Sean J. Gallagher, Acting City Clerk

Note: The meeting was stenographically and digitally recorded.